

INDUSTRIAL INVESTMENT OPPORTUNITY

**ABSOLUTE NNN LEASE TO AAA RATED LOCAL CREDIT TENANT
AEROSPACE & DEFENSE MANUFACTURING TENANT | STABLE, PASSIVE INCOME**



4135 Galley Court
EARTH CITY, MISSOURI 63045



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Executive Summary



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Intelica is pleased to present a premier net lease investment opportunity located in the heart of Earth City, MO—one of the St. Louis region's most sought-after low-vacancy industrial submarkets. This high-quality manufacturing facility is 100% leased to a AAA-rated local credit tenant on an absolute NNN basis, with 8 years remaining on the lease term.

The tenant is a well-established operator with a strong track record and deep roots in the region. This offering provides investors with a truly passive, management-free income stream and long-term cash flow stability in a high-demand industrial corridor.

Investment Highlights

- Absolute NNN Lease –passive, management-free investment.
- AAA Local Credit Tenant: Long-term lease in place with strong term remaining and renewal options in place.
- Sought after Industrial Submarket– Situated in the high-demand, low-vacancy Earth City industrial submarket
- Stable Cash Flow – Fixed rental income backed by a financially strong tenant with deep operational roots in the region.
- Meticulously Maintained Property – Built and maintained to ensure compliance with tenant's defense contractor manufacturing requirements, including enhanced security measures.
- Attractive for 1031 Exchange – Ideal option for investors seeking durable income and low-maintenance ownership

Investment Snapshot



30,924
TOTAL SF



STRONG
IN PLACE NOI



100%
OCCUPANCY



MARKET RENT
INCREASES
IN PLACE



1996
BUILT



1
NUMBER
OF TENANTS

CONFIDENTIALITY

Previously Executed Confidentiality Agreement

This Offering Memorandum is being made available only to prospective purchasers that have already executed a “Confidentiality Agreement.” The disclosures, notices, and confidentiality statements made within this Offering Memorandum apply to multiple properties and are in addition to, and nothing in this Offering Memorandum should be construed to the contrary, the terms of the “Confidentiality Agreement.” Please notify Intelica CRE if you receive this Offering Memorandum without having executed the “Confidentiality Agreement.”

Offering Information

The Offering Memorandum is a summary of facts relating to the Properties based upon information reasonably believed to be accurate, but not verified. Accordingly, no representation or warranty, expressed or implied, is made with respect to its accuracy, nor does it purport to be all-inclusive or to contain all of the information that prospective purchasers may need or desire. All information regarding cash flow, rent/unit mix, site layout, building descriptions, zoning, parking, storage, utilities/services, jurisdictions, property taxes, flood hazards, common amenities, unit interiors, mechanical/electrical/plumbing, estimated square footage (for the Properties and comparables), along with all other information presented in this brochure, should be independently investigated and confirmed by the purchaser. All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owners and Intelica CRE and therefore may be subject to variation. There may have been changes in the business or affairs of the Properties or the Owners since the date of preparation of the Offering Memorandum. Additional information and an opportunity to inspect the Properties will be made available to qualified prospective purchasers. You and your advisors should conduct a careful, independent investigation of the Properties.

Neither the Owners, nor Intelica CRE, nor any of their respective officers, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the Contents (defined below), and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the Contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Confidentiality

This Offering Memorandum and the information contained in it, except such information that is a matter of public record or is provided in sources available to the public (such information, as so limited, herein called the “Contents”), are of a confidential nature and are not to be made available to persons unless authorized directly from the Owners or Intelica CRE.

By accepting the Offering Memorandum, you agree that you will hold and treat it with the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the Contents to any other person (except for outside advisors retained by you if necessary, in your opinion, for your determination of whether or not to make a proposal) without prior written authorization from the Owners or Intelica CRE, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owners or Intelica CRE.

Offer to Sell

Owners and potential purchasers understand and accept that the Properties are not actively for sale and any/all information provided herein is subject to change without notice from the Owners. The Owners expressly reserve the right, in their sole discretion, to accept or reject any or all expressions of interest or offers to purchase the Properties and/or terminate discussions with any entity at any time, with or without notice. Any and all sale proposals are proposals only, are confidential, and are contingent upon the negotiation and final execution by the Owners and by the prospective purchasers of a mutually acceptable and definitive contract of sale embodying the full terms of the agreement. All sales offers shall not bind or obligate the Owners or create any liability for the Owners except to the extent expressly provided in a written sales contract duly executed by the Owners and the purchasers and containing all the material terms relevant thereto, and any offer shall include such a provision. The Owners shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Properties, unless and until such offer(s) for the Properties is approved by the Owners and a purchase and sale agreement containing all of the terms on which such purchase of the Properties is to be consummated has been fully executed and any conditions to the Owners' obligations thereunder have been satisfied or waived.

CONTACT THE BROKER



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